

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Malden Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$36,632,690**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	19		
<u>Program Progress:</u>							
% of Funds Committed	85.98 %	93.09 %	19	92.82 %	11	14	
% of Funds Disbursed	78.86 %	86.95 %	18	82.38 %	24	28	
Leveraging Ratio for Rental Activities	5.8	7.64	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	75.56 %	86.53 %	16	80.69 %	25	21	
% of Completed CHDO Disbursements to All CHDO Reservations***	52.30 %	71.66 %	17	67.01 %	21	23	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	76.48 %	80.76 %	16	79.23 %	30	30	
% of 0-30% AMI Renters to All Renters***	39.37 %	48.82 %	14	44.47 %	38	37	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.50 %	1	93.93 %	100	100	
<u>Overall Ranking:</u>				In State:	18 / 19	Nationally:	33 36
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$26,171	\$24,640		\$24,984	574 Units	47.40	%
Homebuyer Unit	\$18,062	\$15,672		\$14,192	399 Units	32.90	%
Homeowner-Rehab Unit	\$24,454	\$14,629		\$20,036	239 Units	19.70	%
TBRA Unit	\$0	\$3,766		\$3,164	0 Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Malden Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$158,015	\$106,907	\$29,620
State:*	\$135,022	\$95,362	\$22,537
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	63.6	39.4	85.7	0.0
Black/African American:	5.4	6.0	5.5	0.0
Asian:	2.3	4.3	0.8	0.0
American Indian/Alaska Native:	0.9	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.4	0.0
Black/African American and White:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	1.8	0.0	0.0
Asian/Pacific Islander:	1.6	3.0	1.3	0.0

ETHNICITY:

Hispanic	25.6	45.0	6.3	0.0
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HOUSEHOLD SIZE:

1 Person:	50.7	20.1	35.3	0.0
2 Persons:	18.6	23.4	30.3	0.0
3 Persons:	13.2	20.1	11.8	0.0
4 Persons:	10.5	20.1	16.4	0.0
5 Persons:	5.1	11.1	3.4	0.0
6 Persons:	1.6	3.3	2.1	0.0
7 Persons:	0.2	1.3	0.8	0.0
8 or more Persons:	0.2	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.3	30.2	22.7	0.0
Elderly:	29.3	1.5	31.1	0.0
Related/Single Parent:	22.6	17.8	15.1	0.0
Related/Two Parent:	15.2	43.0	23.9	0.0
Other:	2.6	7.5	7.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.3	0.3 [#]
HOME TBRA:	0.0	
Other:	4.4	
No Assistance:	73.3	

of Section 504 Compliant Units / Completed Units Since 2001 71

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Malden Consortium State: MA Group Rank: 33
 (Percentile)
 State Rank: 18 / 19 PJs Overall Rank: 36
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	75.56	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	52.3	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.48	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.88	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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